#### UNITED STATES BANKRUPTCY COURT NORTHERN DISTRICT OF GEORGIA ATLANTA DIVISION

In re:	DN REAL ESTATE SERVICES & ACQUISITIONS LLC	9 9 9	Case No. 17-55587-PMB
	Debtor(s)		

#### TRUSTEE'S FINAL REPORT (TFR)

The undersigned trustee hereby makes this Final Report and states as follows:

- 1. A petition under Chapter 11 of the United States Bankruptcy Code was filed on 03/28/2017. The case was converted to one under Chapter 7 on 05/31/2018. The undersigned trustee was appointed on 06/04/2018.
  - 2. The trustee faithfully and properly fulfilled the duties enumerated in 11 U.S.C. §704.
- 3. All scheduled and known assets of the estate have been reduced to cash, released to the debtor as exempt property pursuant to 11 U.S.C. § 522, or have been or will be abandoned pursuant to 11 U.S.C. § 554. An individual estate property record and report showing the disposition of all property of the estate is attached as Exhibit A.
  - 4. The trustee realized the gross receipts of \$ 43,205.89 Funds were disbursed in the following amounts: Payments made under an interim distribution 0.00 Administrative expenses 0.00 Bank service fees 444.77 Other payments to creditors 0.00 Non-estate funds paid to 3rd Parties 0.00 Exemptions paid to the debtor 0.00 Other payments to the debtor 0.00 Leaving a balance on hand of1

The remaining funds are available for distribution.

42,761.12

<sup>&</sup>lt;sup>1</sup>The balance of funds on hand in the estate may continue to earn interest until disbursed. The interest earned prior to disbursement will be distributed pro rata to creditors within each priority category. The trustee may receive additional compensation not to exceed the maximum compensation set forth under 11 U.S.C. § 326(a) on account of the disbursement of the additional interest.

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5	Attached as	Exhibit I	Bisac	ash receipt	s and disbu	irsements red	cord for each	ch estate	bank accoun

- 6. The deadline for filing non-governmental claims in this case was 12/17/2018 and the deadline for filing governmental claims was 12/17/2018. All claims of each class which will receive a distribution have been examined and any objections to the allowance of claims have been resolved. If applicable, a claims analysis, explaining why payment on any claim is not being made, is attached as **Exhibit C**.
  - 7. The Trustee's proposed distribution is attached as **Exhibit D**.
- 8. Pursuant to 11 U.S.C. § 326(a), the maximum compensation allowable to the trustee is \$5,070.59. To the extent that additional interest is earned before case closing, the maximum compensation may increase.

The trustee has received \$0.00 as interim compensation and now requests the sum of \$4,211.04, for a total compensation of \$4,211.04<sup>2</sup>. In addition, the trustee received reimbursement for reasonable and necessary expenses in the amount of \$0.00 and now requests reimbursement for expenses of \$67.46 for total expenses of \$67.46<sup>2</sup>.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Date: 08/18/2020	By: /s/ S. Gregory Hays	
	Trustee	

**STATEMENT:** This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. §1320.4(a)(2) applies.

<sup>&</sup>lt;sup>2</sup>If the estate is administratively insolvent, the dollar amounts reflected in this paragraph may be higher than the amounts listed in the Trustee's Proposed Distribution (Exhibit D)

# Individual Estate Property Record and Report Asset Cases

Exhibit A Page: 1

Case No.: 17-55587-PMB

Case Name:

DN REAL ESTATE SERVICES & ACQUISITIONS

LLC

Trustee Name: (300320) S. Gregory Hays

Date Filed (f) or Converted (c): 05/31/2018 (c)

**§ 341(a) Meeting Date:** 07/10/2018

For Period Ending: 08/18/2020 Claims Bar Date: 12/17/2018

	1	2	3	4	5	6
	Asset Description (Scheduled And Unscheduled (u) Property)	Petition/ Unscheduled Values	Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	Property Formally Abandoned OA=§554(a) abandon.	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
Ref. #			, , , , , , , , , , , , , , , , , , ,			
1	checking Account at Bank of America checking, xxxxxx0521 Administered during the Chapter 11 case.	17,964.00	0.00		0.00	FA
2	Account at BB&T checking, xxxxxx4697 Administered during the Chapter 11 case.	0.00	0.00		0.00	FA
3	2996 Briarlake Rd Decatur, GA 30033. Debtor renovated and improved property 2015-2016. Purchase Price 255K., Fee Simple, Valuation Method: Comparable sale Administered during the Chapter 11 case.	450,000.00	0.00		0.00	FA
4	761 Antoine Street NW Atlanta, GA 30318 Purchased in 2015 for 210K. Renovated and improved 2015-2016., Fee Simple Administered during the Chapter 11 case.	375,000.00	0.00		0.00	FA
5	2233 Chestnut Hill Circle Decatur, GA 30032 Purchased January 2017 for \$86,500. Under renovation as of petition date. Anticipates renovations will be completed by mid-April, 2017 Likely to sell for \$185K., Fee Simple, Valuation Method: Comparable sale Administered during the Chapter 11 case.	95,000.00	0.00		0.00	FA
6	www.newmansreigroup.com.	0.00	0.00		0.00	FA
7	Suntrust DIP Account # xxx6372 (u)	40,305.89	40,305.89		40,305.89	FA
8	Fees Paid to Professionals Absent an Order (u)	2,900.00	2,900.00		2,900.00	FA
9	Post Petition Transfers (u)	10,387.93	10,387.93		0.00	FA
9	Assets Totals (Excluding unknown values)	\$991,557.82	\$53,593.82		\$43,205.89	\$0.00

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The case was originally	filed as a Chapter 11	1 case on 3/28/2017.	It was converted to	Chapter 7 on May 31
2018.	•			•

Initial Projected Date Of Final Report (TFR):	12/31/2019	Current Projected Date Of Final Report (TFR):	08/18/2020 (Actual)
08/18/2020		/s/S. Gregory Hays	
Date		S. Gregory Hays	

Exhibit B Page: 1

# **Cash Receipts And Disbursements Record**

**Case No.:** 17-55587-PMB **Trustee Name:** S. Gregory Hays (300320)

Case Name: DN REAL ESTATE SERVICES & Bank Name: Mechanics Bank

ACQUISITIONS LLC Account #: \*\*\*\*\*\*3900 Checking

Taxpayer ID #: \*\*\_\*\*\*8297 Blanket Bond (per case limit): \$30,203,000.00

For Period Ending: 08/18/2020 Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
08/01/18	{7}	DN Real Estate Services & Acquisitions LLC	Closed Suntrust DIP Account # xxx6372	1290-010	40,305.89		40,305.89
08/06/18	{8}	Smith and Shin LLC	Return of Chapter 11 Fees	1290-000	2,900.00		43,205.89
08/31/18		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		59.23	43,146.66
09/28/18		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		33.09	43,113.57
10/31/18		Rabobank, N.A.	Bank and Technology Services Fees	2600-000		38.97	43,074.60
01/30/20		Transition transfer Debit	Transition transfer debit. Transfer from Mechanics Bank account to East West Bank account	9999-000		43,074.60	0.00

 COLUMN TOTALS
 43,205.89
 43,205.89
 \$0.00

 Less: Bank Transfers/CDs
 0.00
 43,074.60

 Subtotal
 43,205.89
 131.29

 Less: Payments to Debtors
 0.00

 NET Receipts / Disbursements
 \$43,205.89
 \$131.29

{ } Asset Reference(s)

Exhibit B Page: 2

# **Cash Receipts And Disbursements Record**

 Case No.:
 17-55587-PMB
 Trustee Name:
 S. Gregory Hays (300320)

Case Name: DN REAL ESTATE SERVICES & Bank Name: East West Bank

ACQUISITIONS LLC Account #: \*\*\*\*\*\*0064 Demand Deposit Account

Taxpayer ID #: \*\*-\*\*\*8297 Blanket Bond (per case limit): \$30,203,000.00

For Period Ending: 08/18/2020 Separate Bond (if applicable): N/A

1	2	3	4	4		6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
01/30/20		Transition Transfer Credit	Transition Transfer Credit. Transfer from Mechanics Bank account to East West Bank account	9999-000	43,074.60		43,074.60
03/31/20		East West Bank	Bank and Technology Service Fee	2600-000		34.42	43,040.18
04/30/20		East West Bank	Bank and Technology Services Fees	2600-000		68.79	42,971.39
05/29/20		East West Bank	Bank and Technology Services Fees	2600-000		66.39	42,905.00
06/30/20		East West Bank	Bank and Technology Services Fees	2600-000		73.14	42,831.86
07/31/20		East West Bank	Bank and Technology Services Fees	2600-000		70.74	42,761.12

 COLUMN TOTALS
 43,074.60
 313.48
 \$42,761.12

 Less: Bank Transfers/CDs
 43,074.60
 0.00

 Subtotal
 0.00
 313.48

 Less: Payments to Debtors
 0.00

 NET Receipts / Disbursements
 \$0.00
 \$313.48

{} Asset Reference(s)

Exhibit B Page: 3

#### **Cash Receipts And Disbursements Record**

Trustee Name:

Case No.: 17-55587-PMB

S. Gregory Hays (300320)

Case Name:

DN REAL ESTATE SERVICES &

Bank Name: East West Bank

**ACQUISITIONS LLC** 

Taxpayer ID #:

\*\*-\*\*\*8297

\*\*\*\*\*\*0064 Demand Deposit Account Account #:

For Period Ending: 08/18/2020

Blanket Bond (per case limit): \$30,203,000.00

Separate Bond (if applicable): N/A

\$43,205.89 Net Receipts: Plus Gross Adjustments: \$0.00 Less Payments to Debtor: \$0.00 Less Other Noncompensable Items: \$0.00 Net Estate: \$43,205.89

TOTAL - ALL ACCOUNTS	NET DEPOSITS	NET DISBURSEMENTS	ACCOUNT BALANCES
******3900 Checking	\$43,205.89	\$131.29	\$0.00
******0064 Demand Deposit Account	\$0.00	\$313.48	\$42,761.12
	\$43,205.89	\$444.77	\$42,761.12

/s/S. Gregory Hays 08/18/2020

S. Gregory Hays Date

#### **Exhibit C**

# **Analysis of Claims Register**

Case: 17-55587-PMB DN REAL ESTATE SERVICES &

Claim No.	Claimant Name/ <category>, Priority</category>	Claim Type/ Date Filed	Claim Ref	Amount Filed/ Allowed	Paid to Date	Claim Balance
2	DeKalb County Tax Commissioner 4380 Memorial Drive Suite 100 Decatur, GA 30032 <4700-000 Real Property Tax Liens (prepetition)> , 100	Secured 04/14/17		\$0.00 \$0.00	\$0.00	\$0.00
	\$6,577.55 secured claim. Claim withdraw property. \$0.00 owed.	vn per Docket #	<sup>‡</sup> 166. Paid d	uring Chapter 11 cas	se at closing o	n sale of real
8	LendingHome Funding Corp. FCI Lender Services, Inc. P.O. Box 27370 Anaheim Hills, CA 92809-0112 <4110-000 Real Estate - Consensual Liens (mortgages, deeds of trust)> , 100	Secured 09/01/17		\$396,716.81 \$396,716.81	\$0.00	\$396,716.81
ADM1	S. Gregory Hays 2964 Peachtree Rd NW Ste 555 Atlanta, GA 30305 <2100-000 Trustee Compensation> , 200 So that funds are available to make a ful					
	unsecured creditors, the case profession listed in Exhibit D of the Trustee's Final F		d to receive	a reduced final distri	bution as calci	ulated and
ADM2	S. Gregory Hays 2964 Peachtree Rd NW Ste 555 Atlanta, GA 30305 <2200-000 Trustee Expenses> , 200	Administrative 03/27/19		\$81.23 \$81.23	\$0.00	\$81.23
	So that funds are available to make a ful unsecured creditors, the case profession listed in Exhibit D of the Trustee's Final F	als have agree				
ADM3	Hays Financial Consulting, LLC 2964 Peachtree Rd NW Ste 555 Atlanta, GA 30305 <3310-000 Accountant for Trustee Fees (Trustee Firm)> , 200	Administrative 03/27/19		\$7,920.00 \$7,920.00	\$0.00	\$7,920.00

#### **Exhibit C**

#### **Analysis of Claims Register**

Case: 17-55587-PMB

**DN REAL ESTATE SERVICES &** 

Claim No.	Claimant Name/ <category>, Priority</category>	Claim Type/ Date Filed	Claim Ref	Amount Filed/ Allowed	Paid to Date	Claim Balance
	So that funds are available to make a full unsecured creditors, the case profession listed in Exhibit D of the Trustee's Final F	als have agree				
ADM4	Hays Financial Consulting, LLC 2964 Peachtree Rd NW Ste 555 Atlanta, GA 30305 <3320-000 Accountant for Trustee Expenses (Trustee Firm)> , 200	Administrative 03/27/19		\$79.15 \$79.15	\$0.00	\$79.15
	So that funds are available to make a full unsecured creditors, the case profession listed in Exhibit D of the Trustee's Final F	als have agree				
ADM5	Arnall Golden Gregory LLP Attn: Michael Bargar 171 17th Street NW Ste 2100 Atlanta, GA 30363-1031 <3210-000 Attorney for Trustee Fees (Other Firm)> , 200	Administrative 03/29/19		\$16,763.50 \$16,763.50	\$0.00	\$16,763.50
	So that funds are available to make a full unsecured creditors, the case profession listed in Exhibit D of the Trustee's Final R	als have agree				
ADM6	Arnall Golden Gregory LLP Attn: Michael Bargar 171 17th Street NW Ste 2100 Atlanta, GA 30363-1031 <3220-000 Attorney for Trustee Expenses (Other Firm) > , 200	Administrative 03/29/19		\$29.88 \$29.88	\$0.00	\$29.88
	So that funds are available to make a full unsecured creditors, the case profession listed in Exhibit D of the Trustee's Final F	als have agree				
ADM7	Office of the US Trustee PO Box 6200-19 Portland, OR 97228-6200 <2950-000 United States Trustee Quarterly Fees> , 200	Administrative 08/18/20		\$293.39 \$293.39	\$0.00	\$293.39
	Chapter 11 US Trustee quarterly fees pe	er 8/18/20 emai	I from US Ti	rustee's office.		

#### **Exhibit C**

# **Analysis of Claims Register**

Case: 17-55587-PMB

#### **DN REAL ESTATE SERVICES &**

Claim No.	Claimant Name/ <category>, Priority</category>	Claim Type/ Date Filed	Claim Ref	Amount Filed/ Allowed	Paid to Date	Claim Balance
Ch11 (1)	Smith & Shin CPAS, LLC 4501 Old Spartanburg Road Suite 15 Taylors, SC 29687 <6410-000 Prior Chapter Accountant for Trustee/DIP Fees (Other Firm)> , 300	Administrative 12/11/18		\$2,250.00 \$2,250.00	\$0.00	\$2,250.00
	Allowed as Chapter 11 administrative cla	im per Order, D	Oocket # 159			
Ch11 (2)	Slipakoff & Slomka, PC Overlook III - Suite 1700 2859 Paces Ferry Rd, SE Atlanta, GA 30339 <6210-160 Attorney for D-I-P Fees (Chapter 11)> , 300	Administrative 03/28/19		\$12,777.00 \$12,777.00	\$0.00	\$12,777.00
	Balance of Awarded Chapter 11 fees awa	arded per Orde	rs, approving	g fee applications, O	rders # 90 and	1 161.
6P	INTERNAL REVENUE SERVICE P O BOX 7346 2970 MARKET STREET PHILADELPHIA, PA 19101-7317 <5800-000 Claims of Governmental Units - § 507(a)(8)> , 570	Priority 05/10/17		\$1,000.00 \$1,000.00	\$0.00	\$1,000.00
1	Fifth Third Bank PO Box 9013 Addison, TX 75001 <7100-000 Section 726(a)(2) General Unsecured Claims> , 610	Unsecured 04/10/17		\$6,724.28 \$6,724.28	\$0.00	\$6,724.28
3	American Express Bank, FSB c/o Becket and Lee LLP PO Box 3001 Malvern, PA 19355-0701 <7100-000 Section 726(a)(2) General Unsecured Claims> , 610	Unsecured 04/14/17		\$10,977.12 \$10,977.12	\$0.00	\$10,977.12
4	BB&T Bankruptcy M/C 100-50-01-51 P.O. Box 1847 Wilson, NC 27894-1847 <7100-000 Section 726(a)(2) General Unsecured Claims> , 610	Unsecured 05/01/17		\$1,505.19 \$1,505.19	\$0.00	\$1,505.19

#### **Exhibit C**

# **Analysis of Claims Register**

Case: 17-55587-PMB

# **DN REAL ESTATE SERVICES &**

Claim No.	Claimant Name/ <category>, Priority</category>	Claim Type/ Date Filed	Claim Ref	Amount Filed/ Allowed	Paid to Date	Claim Balance
5	BB&T Bankruptcy M/C 100-50-01-51 P.O. Box 1847 Wilson, NC 27894-1847 <7100-000 Section 726(a)(2) General Unsecured Claims> , 610	Unsecured 05/01/17		\$2,417.65 \$2,417.65	\$0.00	\$2,417.65
6U	INTERNAL REVENUE SERVICE P O BOX 7346 2970 MARKET STREET PHILADELPHIA, PA 19101-7317 <7100-000 Section 726(a)(2) General Unsecured Claims> , 610	Unsecured 05/10/17		\$200.00 \$200.00	\$0.00	\$200.00
7	Jeffrey L. Stamey c/o Heather D. Brown, Brown Law, LLC 138 Bulloch Avenue Roswell, GA 30075 <7100-000 Section 726(a)(2) General Unsecured Claims> , 610	Unsecured 08/31/17		\$46,181.07 \$46,181.07	\$0.00	\$46,181.07
	Claim amended to \$46,181.07 on 6/3/20	20. POC # 7-3.				
9	U.S. Bank NA dba Elan Financial Services Bankruptcy Department Bankruptcy Department PO Box 108 St. Louis, MO 63166-0108 <7100-000 Section 726(a)(2) General Unsecured Claims> , 610	Unsecured 10/05/18		\$2,081.05 \$2,081.05	\$0.00	\$2,081.05
10	H4 Solutions Group, Inc. PO Box 1254 Alpharetta, GA 30009 <7100-000 Section 726(a)(2) General Unsecured Claims> , 610	Unsecured 12/14/18		\$32,846.68 \$32,846.68	\$0.00	\$32,846.68
11	H4 Investments Group, LLC PO Box 1254 Alpharetta, GA 30009 <7100-000 Section 726(a)(2) General Unsecured Claims> , 610	Unsecured 12/14/18		\$54,311.38 \$54,311.38	\$0.00	\$54,311.38

#### **Exhibit C**

# **Analysis of Claims Register**

Case: 17-55587-PMB DN REAL ESTATE SERVICES &

Claims Bar Date: 12/17/18

Case Total: \$0.00 \$600,225.97

#### TRUSTEE'S PROPOSED DISTRIBUTION

Exhibit D

Case No.: 17-55587-PMB

Case Name: DN REAL ESTATE SERVICES & ACQUISITIONS LLC

Trustee Name: S. Gregory Hays

**Balance on hand:** \$ 42,761.12

Claims of secured creditors will be paid as follows:

Claim No.	Claimant	Claim Asserted	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
2	DeKalb County Tax Commissioner	0.00	0.00	0.00	0.00
8	LendingHome Funding Corp.	396,716.81	396,716.81	0.00	0.00

Total to be paid to secured creditors: \$\,\ 0.00\$

Remaining balance: \$\,\ 42,761.12\$

Applications for chapter 7 fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Trustee, Fees - S. Gregory Hays	5,070.59	0.00	4,211.04
Accountant for Trustee, Fees - Hays Financial Consulting, LLC	7,920.00	0.00	6,577.43
Accountant for Trustee, Expenses - Hays Financial Consulting, LLC	79.15	0.00	65.73
Fees, United States Trustee	293.39	0.00	293.39
Trustee, Expenses - S. Gregory Hays	81.23	0.00	67.46
Attorney for Trustee Fees (Other Firm) - Arnall Golden Gregory LLP	16,763.50	0.00	13,921.81
Attorney for Trustee Expenses (Other Firm) - Arnall Golden Gregory LLP	29.88	0.00	24.82

Total to be paid for chapter 7 administrative expenses: \$\\\25,161.68\$

Remaining balance: \$\\\17,599.44\$

Applications for prior chapter fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Attorney for D-I-P Fees (Chapter 11) - Slipakoff & Slomka, PC	12,777.00	0.00	12,777.00
Prior Chapter Accountant for Trustee/DIP Fees (Other Firm) - Smith & Shin CPAS, LLC	2,250.00	0.00	2,250.00

Total to be paid for prior chapter administrative expenses: \$ 15,027.00 Remaining balance: \$ 2,572.44

In addition to the expenses of administration listed above as may be allowed by the Court, priority claims totaling \$1,000.00 must be paid in advance of any dividend to general (unsecured) creditors.

Allowed priority claims are:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
6P	INTERNAL REVENUE SERVICE	1,000.00	0.00	1,000.00

Total to be paid for priority claims: \$ 1,000.00 Remaining balance: \$ 1,572.44

The actual distribution to wage claimants included above, if any, will be the proposed payment less applicable withholding taxes (which will be remitted to the appropriate taxing authorities).

Timely claims of general (unsecured) creditors totaling \$157,244.42 have been allowed and will be paid *pro rata* only after all allowed administrative and priority claims have been paid in full. The timely allowed general (unsecured) dividend is anticipated to be 1.0 percent, plus interest (if applicable).

Timely allowed general (unsecured) claims are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
1	Fifth Third Bank	6,724.28	0.00	67.24
3	American Express Bank, FSB	10,977.12	0.00	109.77
4	BB&T Bankruptcy	1,505.19	0.00	15.05
5	BB&T Bankruptcy	2,417.65	0.00	24.18
6U	INTERNAL REVENUE SERVICE	200.00	0.00	2.00
7	Jeffrey L. Stamey	46,181.07	0.00	461.81
9	U.S. Bank NA dba Elan Financial Services Bankruptcy Department	2,081.05	0.00	20.81
10	H4 Solutions Group, Inc.	32,846.68	0.00	328.47
11	H4 Investments Group, LLC	54,311.38	0.00	543.11

Tardily filed claims of general (unsecured) creditors totaling \$0.00 have been allowed and will be paid *pro rata* only after all allowed administrative, priority and timely filed general (unsecured) claims have been paid in full. The tardily filed claim dividend is anticipated to be 0.0 percent, plus interest (if applicable).

Tardily filed general (unsecured) claims are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	
		None		

Total to be paid for tardily filed general unsecured claims: \$ 0.00 Remaining balance: \$ 0.00

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Subordinated unsecured claims for fines, penalties, forfeitures, or damages and claims ordered subordinated by the Court totaling \$0.00 have been allowed and will be paid *pro rata* only after all allowed administrative, priority and general (unsecured) claims have been paid in full. The dividend for subordinated unsecured claims is anticipated to be 0.0 percent, plus interest (if applicable).

Subordinated unsecured claims for fines, penalties, forfeitures or damages and claims ordered subordinated by the Court are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	
		None		

Total to be paid for subordinated claims: \$ 0.00 Remaining balance: \$ 0.00